

# SUPPLEMENT TO SANBORN'S SONOMA COUNTY LAND JOURNAL

## **Combined Fruit, Stock and General Ranch, 155 Acres, Price \$26,000**

This ranch is located 1½ miles north from Sebastopol, Sonoma county, California, is on the main county road and only ¾ mile from electric railroad station on the Forestville branch of the Petaluma and Santa Rosa Electric Railway. The ranch contains 155 acres and embraces several kinds of land, including excellent summer pasture for stock. Twenty acres of fine bottom land suitable for hops or alfalfa, with abundance of water right at hand for irrigation. Forty-five acres in full bearing wine grapes. Fifteen acres excellent full bearing prune orchard. Three acres family orchard, including apples, peaches, cherries, apricots, etc. The residence is two story, in good condition, has fireplaces, hot and cold water, bath and all modern conveniences. Contains nine rooms. The yard is nicely kept and contains lawn and flowers, orange trees, etc. The house sets on leveled ground with splendid old oaks about and the view is excellent. There is a good barn, hop house, poultry houses and other outbuildings. There are a few acres of splendid native timber, including pine, oak, madrona, manzanita, live oak, etc. This is all excellent fruit land when cleared and the timber has value for wood purpose. Also a portion of land used for pasture that is most excellent land for fruits, berries, hay or general farming. With the place goes five good horses, cow, poultry and complete line of farm implements, including wagons and everything needed on a well equipped farm. The income from this ranch has averaged \$4,733 per year for the past three seasons. The ranch is only one-half mile from the "Laguna De Santa Rosa Lake," a fine body of inland water ¾ mile long by an average of 200 feet wide, and varying in depth from 10 to 40 feet. This lake affords good boating, duck shooting in winter and summer, and is well stocked with bass, catfish and trout. Also numerous good early spring trout streams within two hours' ride from the ranch. The writer has known this ranch personally all his life, having been raised on adjoining ranch, and knows whereof he speaks when he says that it cannot be excelled for value and productiveness at the price in Sonoma county. It is in a thickly settled community, and there is absolutely no bare land entirely unimproved, anywhere in the vicinity of this place, that can be bought for the same acreage price this splendidly improved and equipped place is offered for. The owner is rich and getting along in years and wishes to retire from active farming. It is an ideal farm and home and is certainly offered very cheap at \$26,000. Terms, \$15,000 cash, balance can be arranged for on long time loan if desired at 5½ per cent interest per annum.

### **3 Acre Place, \$1,300**

Fine sandy loam soil. Two-room house. Two acres in bearing apples. Near town and school. Would make nice poultry place. Price, \$1,300. Terms of one-half cash if desired.

### **170 Acres Improved Land**

Place is situated eleven miles from Santa Rosa, and three miles from Mark West Springs on Mark West creek. County road within ¼ mile of ranch. Twenty acres hay land under cultivation. From 900 to 1000 bearing fruit trees, principally apples, peaches, cherries and prunes. Much of the uncultivated land covered with grass. The roughest parts heavily timbered with oak, pine, manzanita, etc., estimated at 2000 cords of wood. East line of the fence bounded for ¾ mile by Mark West creek, affording abundant running water the entire year. Excellent trout stream. Place all fenced. Eleven-room house, large barn, poultry houses, etc. Good well near

the house. School house on the place. Price, \$5,000. \$1,500 cash, balance on long term at 5 per cent net. Easy terms of payment if desired.

### **10 Acre, Highly Improved Place \$4,800**

This place is nicely located two miles south from Sebastopol, and ¼ mile from electric road. One hundred-fifty cherry trees (young) with vineyard between tree rows, 208 prune trees in full bearing, 88 Gravenstein apple trees two years old and very thrifty, 430 apple trees ranging up to seven years old and bearing considerably, 50 of these are Gravensteins. Good wagon and harness, 100 hens, all farm tools. Five poultry houses and yards. Good tank and windmill. New four-room house with pantry, etc. Good barn. Good horse, wagon and tools. This is a very fine piece of land and everything about the place is in fine condition. Lots of close neighbors and splendid view of the surrounding country. A good buy at \$4,800. About \$3,000 cash required. Owner will carry balance to suit purchaser.

### **12 Acre Improved Place, \$5,000**

Located close to the city limits of Sebastopol. Five-room house, barn, good water, etc. Two acres in orchard, eight acres in vineyard. This is a nice piece of land and a splendid home. Price, \$5,000. Terms can be had.

### **36 Acres, Very Fine Unimproved Land, \$4,500**

This land is located four miles southwest from Sebastopol, at the head of Green Valley. It is excellent moist sandy loam soil and it would be hard to find a better piece of fruit land in the Sebastopol country. Ideal location for apple orchard, berries and poultry raising. Good elevation, good drainage, deep warm soil. Twenty acres scattering timber that very little work will get ready for plow. Would bring fine crop of potatoes. Balance quite heavily timbered with black oak, madrona, pepperwood, etc. Very fine spring of water coming out on nearly highest point, supplies running stream all summer. Wood enough to nearly pay for land. Price, \$4,500. Terms, \$3,000 cash, balance to suit purchaser. Good pieces of unimproved land of considerable size are getting scarce in the vicinity of Sebastopol. This is a bargain.

### **9 Acres, Good Unimproved Land, \$125 per acre**

Located three miles southwesterly from Sebastopol, Calif. South slope. Fine sandy loam. A No. 1 apple land. Four acres now in berries. Thickly settled neighborhood. Good land and offered cheap. Price \$125 per acre. \$200 mortgage can remain.

### **5 1-3 Acres, Well Improved, \$3,000**

Located ¾ mile from Sebastopol city and high school. One and one-half acres in bearing orchard, mostly apples and pears. One and one-half acres young apple orchard, mostly Gravensteins. Good four-room house, small barn and several poultry houses. Running water from spring and same piped to house for family use. Splendid grove of native timber about the house. One good cow, some farm tools, 160 laying hens and some younger stock. This is a fine little poultry and fruit ranch and conveniently located to town and schools. Three minutes walk to electric car station. Price, \$3,000. Terms, \$1,500 cash, balance to suit purchaser.

GEO. D. SANBORN, Owner, Sebastopol, Cal.



## **5 Acres with Good Improvements \$2,500**

This little home is located five miles south of Sebastopol and 1/4 mile from Hessel station on the electric road. It is a very fine piece of sandy loam, fruit and berry land fronting on main county road, in very thickly settled community, and only 1/4 mile from good school and store. Fare ten cents to Sebastopol. Daily rural mail delivery. Eighteen trains pass daily. One acre young apples and 1/2 acre family fruit and berries. Well drained soil that is excellent for poultry or any kind of crops or fruits. Good new four-room house with large bay window, bath, pantry and closets. Fair barn, brooder house and poultry houses. Water piped to house and barn from fine spring. This is a fine property and offered cheap. Price, \$2,500. \$1,200 cash, balance to suit purchaser. Immediate possession.

GEO. D. SANBORN, Owner, Sebastopol, Calif.

## **10 Acre Gravenstein Apple Orchard, \$3,200**

Located four miles from Sebastopol and one mile from town of Graton. The apple trees on this piece are two years old, very fine and thrifty, and all Gravensteins except twenty-five cherry trees. The land between the apples is all in bearing vineyard four years old, and will produce at least thirty tons of grapes this season, and will continue to do so until the apple trees are in good bearing, at which time the vineyard can be removed. This has been done repeatedly in this section, and it is being demonstrated here continually that vineyard or berries can be grown profitably between the tree rows of young orchard without detracting from the growth of the trees. The income from this land will support a family until the apples come into bearing, at which time the land will more than have doubled in value. Price, \$3,200. Terms not less than \$1,200 cash. The balance can be arranged in easy terms extending over several years.

GEO. D. SANBORN, Sebastopol, Calif.

## **10 Acres, New Improvements, \$2,800**

Located three miles westerly from Sebastopol in the famous Green Valley District. The land is excellent sandy loam with gentle south slope. One acre in walnuts with full bearing Loganberries growing between the nut trees. Eight and one-half acres Gravenstein apples planted recently. Good four-room cottage, well and pump, small barn. This is the cheapest ten-acre home in the Sebastopol country and will double in value in three years in the hands of a good farmer. Price, \$2,800. \$1,000 cash, balance on time if desired.

GEO. D. SANBORN, Owner, Sebastopol, Cal.

## **20 Acres Unimproved Land, \$135 per acre**

Located six miles southerly from Sebastopol, Calif. High well drained, dark loam soil. Excellent fruit land. Well adapted for poultry ranch. One-fourth mile from electric road. Will sell all or only ten acres. There is a mortgage of \$1,500 on the land which can remain if desired. Balance must be cash. This is a good buy, and cheaper than other lands are offered along the electric road.

## **2 1-4 Acres, Improvements, \$1,600**

Located about 3 1/2 miles from Sebastopol and 1/2 mile from town of Graton and electric railroad. Fine level sandy loam, on main county road corner. Nearly all set out to young or-

chard and strawberries. Fair house of seven rooms, hard finished. Well of water and small out-buildings. This would make a fine little poultry place and is located in the very center of a big fruit country, where there is lots of work for a family during all the summer months. Price, \$1,600. Terms, \$600 cash, balance, I will carry on easy monthly, semi-annual, or annual payments to suit purchaser.

GEO. D. SANBORN, Owner, Sebastopol, Cal.

## **Fully Equipped Chicken Ranch, 25 Acres, \$8,000**

On main county road, one mile from railroad. Five-room house, hot and cold water. Good barn, incubator house and poultry houses for 1500 hens, three 600-egg incubators, 300 laying hens. Windmill, tank and engine, horse, wagon and cow. Apples, berries, walnuts and cherries for family use. This is a good paying place. Price, \$8,000. Terms, one-half cash, balance can remain long time if desired.

## **20 Acres, Unimproved, \$2,600**

Located three miles from Sebastopol. Slightly rolling sandy loam. Three acres oak timber. Balance all under plow. One of the cheapest pieces of good fruit land in the Sebastopol country.

## **Unimproved Land Near Sebastopol 6 Acres, \$1100**

Located 1 1/2 miles south from Sebastopol and only 1/4 mile from electric road. This is an excellent piece of land. About one-half is dark, very rich, sandy alluvial soil. The balance is bottom land, fine for garden or summer crops. Large stream of running water on eastern boundary line. Price \$1100. Will make very easy terms to purchaser, or will allow him to place all of his first money into improvements if desired.

## **6.68 Acres, \$1200**

This piece adjoins above 6-acre piece and can be had separately or with above land. Same kind of land, has water on back end and very desirable for small home. Will give same easy terms as on the 6-acre piece.

GEO. D. SANBORN, Owner.

## **Sub-divisions of the Elphick Loganberry Patch**

This is a splendid piece of well drained, moist sandy loam soil, located about 3 1/2 miles from Sebastopol, 40 acres in all, of which about 32 acres is now in full-bearing Loganberries in thrifty condition. I have divided this land into four 10-acre lots, and am offering as follows: Lot Number One contains ten acres, all in Loganberries. Fronts on main county road. Price, \$2700. Terms, \$1000 cash, balance can be paid \$200 annually if desired. Lot Number Two contains ten acres. Fronts on main county road. All in Loganberries. Price and terms same as Lot Number One. Lot Number Three contains ten acres. All in Loganberries. Fronts on 40-foot sub-division road. Price, \$2400. Terms, \$1000 cash, balance can be paid \$200 per annum if desired. Lot Number Four contains 9.71 acres. Small portion in berries. Balance open plow land ready for planting. Price, \$1900. Terms, \$1000 cash, balance \$200 per year until fully paid. Interest on all contracts six per cent per annum net. This is all splendid apple land and trees could be planted without removing the berries, which would produce considerable income while the trees were coming to the bearing point. Splendid building spots on all these pieces and good neighborhood.

**GEO. D. SANBORN, Sebastopol, California**

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